

UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 1

IN THE MATTER OF:

Tamposi Family Investment Properties)
Russell Avenue Site)
c/o Tamposi Company, Inc.)
402 Amherst Street)
Nashua, New Hampshire)

U.S. EPA
DOCKET NO. I-88-1001

AFFIDAVIT OF ROBERT G. BRAMLEY

Robert G. Bramley being duly sworn deposes and says as follows:

1. I am President of R.G. Bramley & Company, Inc., 9 Trafalgar Square, Nashua, New Hampshire. R.G. Bramley & Company, Inc. is a real estate appraisal firm which has been doing business in New Hampshire since 1981.

2. I am a Certified General Appraiser in New Hampshire and hold the following professional designations: (MAI date: 1976) (SRA date: 1970).

3. Due to my long involvement in real estate appraisals and sales practices, I am familiar with the commercial and customary practices in New Hampshire with respect to inquiry into environmental conditions.

4. It is my understanding that the Tamposi Family Investment Properties acquired title to the parcel of real estate in question in December of 1983. The property was acquired by gift from Samuel Tamposi, Sr. father of the principals in the partnership. The parcel in question was an undeveloped piece of land characterized by forests, brush, and steep slopes.

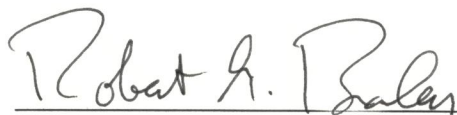
5. In 1983, it was not the customary or accepted practice in New Hampshire to perform an environmental assessment for asbestos on an undeveloped piece of land such as the tract in question. Customary commercial practice would have involved either a familiarity with the site or a "walk over" with check of local records with respect to known or reported contaminated sites.

6. This is particularly true under the circumstances of this matter where TFIP was familiar with the property and with the predecessor-in-title ownership for many years.

7. In conclusion, it is my opinion that Tamposi Family Investment Properties acted consistently with good commercial or customary practice in accepting as a gift from their father, the Russell Avenue property based only upon their familiarity with the property and the ownership of the predecessor-in-title, Samuel Tamposi, Sr., and without obtaining environmental assessment.


The above statements are true to the best of my knowledge and belief.

Dated:


Robert G. Bramley, MAI, SRA
Certified General Appraiser

On this 25th day of February, 1992 before me, Gail M. MacDonald, the undersigned officer, personally appeared Robert G. Bramley, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he has executed the same under oath for the purposes therein contained.

IN WITNESS WHEREOF, I here unto set my hand and official seal.


Notary Public/~~Justice of the Peace~~
My Commission Expires: 10-28-92